

FOR SALE

On the Instructions of
Daniel Francis Butters & William Kenneth Dawson (of Deloitte LLP)
Joint Administrators of
High Legh Park Country Club Ltd (in Administration)
& High Legh Holdings plc (in Administration)



HIGH LEGH PARK COUNTRY CLUB

Mere & High Legh • Knutsford
Cheshire • WA16 0WA

www.highleghpark.com

A 27 hole Mark James designed golf course set in Historic Parkland with a well presented 2 storey clubhouse situated in prime Cheshire commuter belt.

- ▶ North Course 9 hole 3,204 yard (par 35) golf course
 - ▶ South Course 9 hole 3,077 yard (par 35) golf course
 - ▶ Lakes Course 9 hole 2,834 yard (par 33) golf course
 - ▶ 2 practice grounds
 - ▶ Practice facilities (irrigated practice putting green, pitching green, practice bunker)
 - ▶ Attractive 995 sq m (10,710 sq ft) clubhouse with extensive function / conference facilities furnished, fitted and equipped to a good standard
 - ▶ Halfway House
 - ▶ 5 bedroom cottage
- ▶ Rural yet commercial trading location close to Manchester.
Manchester 18 miles
Liverpool 27 miles
 - ▶ Long leasehold interest at ground rent (85 year unexpired term).
 - ▶ Turnover c. £600,000 approximately 50% golf; 17% retail; and 33% food & beverage income
 - ▶ 534 members

OIRO £750,000

An established business with great potential for commercialisation



INTRODUCTION

Humberts Leisure is instructed by Daniel Francis Butters & William Kenneth Dawson (of Deloitte LLP) Joint Administrators of High Legh Park Country Club Ltd (in Administration) & High Legh Holdings plc (in Administration) to offer High Legh Park Country Club, Cheshire for sale.

Trading as a proprietary golf club since its inception in 1998, the Club was acquired in 2006 by the current absentee owners who have had little hands on involvement with the business since their acquisition. Accordingly the business has faltered during their period of ownership, culminating in the appointment of the Joint Administrators on 30th July 2010.

The strength of High Legh Park Country Club's location and the quality of the facilities point to significant inherent trading potential in the business that can undoubtedly be unlocked by a commercially motivated hands on owner operator.

Offers are invited for High Legh Park Country Club by 12 noon on 7th September 2010.

In the 4 years after hosting the Commonwealth Games in 2002, the city attracted around £2 billion of private sector investment that created 45,000 jobs.

Manchester is the largest and fastest growing economy outside London and the economic powerhouse of North West England. It is the regional centre for finance, commerce, retail, culture and leisure, home to an excellent, major international airport and to world-class conference facilities and universities with one of the largest student populations in Europe.

Manchester was voted best city in Britain to do business (Omis, 2006) and is a top European business location (European Cities Monitor).

DESCRIPTION OF THE PROPERTY

High Legh Park Country Club was established in 1998 and was acquired by the current owners in 2006. The Club has a fine pedigree – being designed by Steve Marnoch and the former Ryder Cup Team Captain Mark James.



LOCATION

High Legh Park Country Club enjoys a rural yet commercial trading location some 18 miles from Manchester City Centre (population c. 428,500) as shown on the location plan (at the end of the brochure).

Approximate distances and travel times to the surrounding area (facilitated by the extensive local motorway network) include:

Manchester	18 miles	30 mins
Warrington	9 miles	15 mins
Northwich	10 miles	17 mins
Widnes	14 miles	28 mins
Liverpool	27 miles	35 mins

(Source The AA)

Manchester is an original and modern city with a proud tradition of entrepreneurship, creativity and innovation. Manchester has transformed itself from an industrial city dependent on manufacturing to a thriving, knowledge-based economy.

Set amidst former Historic Parkland that provides a fine setting for golf the High Legh Park Country Club facilities comprise:

27 Hole Golf Course

The golf course has been laid out in 3 loops of 9 holes:

- North Course 9 hole 3,204 yard (par 35) golf course
- South Course 9 hole 3,077 yard (par 35) golf course
- Lakes Course 9 hole 2,834 yard (par 33) golf course

Currently the course operates as a composite of 18 holes (only) known as the Founders Course. A further 9 holes have formerly been in play; but of these only 2 are maintained to a playable standard (the remainder are understood to be capable of recommission via an intensive maintenance regime).

We are advised that greens and tees throughout the course have been constructed to a modified USGA specification; with an automated irrigation system laid to greens, tees and approaches.

The golf course has matured well since opening and now offers players a challenging yet highly enjoyable venue for golf in tranquil surroundings.

Practice Facilities

The Club's practice facilities include: a full length practice ground; a short iron practice ground; an irrigated practice putting green, pitching green, and practice bunker, all situated within walking distance from the clubhouse.



The clubhouse is furnished, fitted and equipped to a good standard (part of the inventory belongs to the food & beverage operator) and provides a modern stylish setting for golfers and function clientele alike.

An extensive (un-surfaced) car park adjoins the clubhouse and provides ample parking.



Greenkeepers' Facilities

The greenkeepers' facilities are located towards the centre of the property with access off a public road. The facilities currently comprise a range of former shipping containers and portacabin style buildings. Storage areas for course materials are located nearby.

Clubhouse

The clubhouse is located towards the southern boundary of the property with fine views over the golf course. Extending to circa 995 sq m (10,710 sq ft) the purpose built, two storey building is of steel frame construction with brick and glass elevations under a mainly pitched shingle roof. Presented to a high standard the accommodation includes:

Ground Floor

- Entrance lobby
- Bar (30 covers) with terrace (40 covers)
- Restaurant (50 covers)
- Kitchen (commercially fitted & equipped) with associated stores
- Ladies locker room with separate WCs
- Gents locker room with separate WCs
- Sauna
- Disabled WC
- Pro shop
- Golf academy room
- Laundry & Cellar

First Floor

- Function Room (110 covers)
- Roof terrace (50 covers)
- Conference Room (24 boardroom / 60 theatre) with balcony
- Kitchen storage / freezer room

Halfway House & Park Gate Cottage

The Park Gate complex is a pair of Victorian former farm workers cottages and an adjoining barn, situated towards the centre of the property.

The barn, which is of traditional construction, has been converted into a Halfway House for golfers. The accommodation includes:

- Bar (25 covers)
- Kitchen
- Ladies & Gents cloakrooms
- Storage (first floor level)
- Terrace (seating for 20)

Park Gate Cottages have been converted into a single dwelling. We are advised that the accommodation comprises:

Ground Floor

- Entrance lobby
- Lounge
- Drawing room
- Sitting room
- Kitchen
- Cloakroom
- Conservatory

First Floor

- Bedroom 1; Bedroom 2; Bedroom 3 (single);
- Family bathroom
- Bedroom 4 (en-suite shower room)
- Bedroom 5 (en-suite) with nursery

Park Gate Cottage is set in its own garden, with direct access onto a public highway.

TENURE & POSSESSION

High Legh Park Country Club is held under the terms of a full repairing and insuring lease dated 4th March 1997 (as subsequently amended by a Supplementary Lease dated 7th July 1998 and a Deed of Variation dated 6th July 2006) between Lord Grey of Codnor & High Legh Holdings plc.

The principal terms of the lease can be summarised by:

Term	99 years from 1st September 1995 (85 years unexpired)
Rent	The passing rent is £102,790 per annum payable quarterly in advance
Rent Review	5 yearly rent reviews with RPI increase (last review 1st March 2008)
User	A golf course with clubhouse, practice ground, tennis courts, and all ancillary buildings that the Tenant may from time to time require
Assignment	The lease is assignable (subject to the provision of the terms set out in the 6 th Schedule of the lease)

We are advised that the clubhouse food and beverage operation and golf shop are currently operated by a third party under the terms of an informal verbal agreement. This third party (who is also the current General Manager) also occupies Park Gate Farm Cottage and operates the Halfway House.

THE EXISTING BUSINESS

High Legh Park Country Club has been operated on a remote / absentee basis over the last 3 years and thus has not benefited from the direction and marketing skills of a hands on owner operator. The absentee nature of the current ownership is reflected in the Club's trading performance and brought about the externalising of the food and beverage & golf shop operation in January 2009.

Management accounts for the business for the years ending 31st March 2008 – 2010 confirm the turnover of the business as:

	31.03.10	31.03.09	31.03.08
Membership	£223,266	£247,130	£297,753
Green Fees	£64,306	£31,211	£16,067
Other Golf	£9,211	£29,514	£24,264
Golf Shop	-	£26,953	£1,743
F&B	-	£139,121	£171,017
Other	£7,088	£1,124	£11,947
Turnover	£303,871	£475,052	£522,792

The third party food and beverage / golf shop operator verbally confirms that the turnover of these elements of the business are currently circa £200,000 and £100,000 respectively.

Additional trading information will be made available (as part of a further information memorandum) to parties who have made an accompanied inspection of the property and have signed an NDA.



Membership

High Legh Park Country Club had a total membership of 534 as at July 2010. The membership renewal date is 1st April.

Annual Memberships:

Fees for the 10/11 season (including VAT but excluding EGU fees) are:

Category	Subscription
7 Day	£690.00
7 Day Joint	£1,207.50
5 Day	£575.00
5 Day Joint	£1,035.00
Student	£230.00
Junior	£143.75

Corporate Memberships:

High Legh Park Country Club offers a corporate membership package (with 4 named or un-named bearer cards).

The current price of corporate membership is:

7 Day	£4,600.00
5 Day	£3,450.00

Green Fees

The green fees for the 2010 / 2011 season include:

	Mon-Fri	w/e
Visitor	£30.00	£40.00
Guest	£15.00	£15.00
Twilight	£15.00	£15.00

Societies

High Legh Park Country Club is an ideal society venue. Current Summer 2010 society prices (per person) include:

Option 1

Coffee & bacon rolls
18 holes of golf
Weekday £30.00
Sunday £35.00

Option 3

Coffee & bacon rolls
18 holes of golf
2 course meal (carvery on Sunday)
Weekday £41.00
Sunday £45.00

Option 4

Coffee & bacon rolls
9 holes of golf
Soup & sandwiches
18 holes of golf
2 course meal
Weekday £50.00

Buggy Hire

The Club has a small fleet of leased buggies. Buggy hire charges for the current season are:

18 holes members	£15.00
18 holes visitors / guests	£20.00

Conferences, Weddings & Functions

High Legh Park Country Club has established a strong reputation as a celebration venue. Weddings and functions packages are tailored to individual requirements – further details are available on request.

Licences

Cheshire East Council Licensing Department confirms that the property has been granted two Premises Licences under the Licensing Act 2003.

PR0271 Halfway House:

The permitted licensed hours of the premises are

Monday – Saturday	10.00 - 23.00
Sunday	12.00 – 22.30

PR0296 Clubhouse:

The permitted licensed hours of the premises are

Monday – Saturday	10.00 - 24.00.
Sunday	12.00 – 22.30

Golf Course Maintenance Equipment

High Legh Park Country Club has a full complement of modern golf course maintenance equipment, the great majority of which is owned outright and is included in the sale. The Purchaser will be expected to take over any leased / HP items of equipment.

Rateable Value

The Valuation Office Agency confirms that the Rateable Value of the 'golf course and premises' is £77,000 (with effect from 1st April 2010).

Staff

High Legh Park Country Club Limited employs a Head Greenkeeper and 4 greenkeepers; 1 full time admin staff; 1 part time book keeper; and a part time cleaner. In addition the business pays a retainer to the General Manager and the Head Golf Professional. We understand that the food and beverage staff and golf shop staff are currently employed by the third party operating those businesses. It is understood that TUPE will apply to the sale of the property / the business.

SERVICES

Clubhouse:

Mains water, electricity, gas and drainage.

Halfway House / Parkgate Farm Cottages:

Mains water and electricity

Septic tank drainage

Calor Gas supply to the Halfway House.

Golf Course:

Water for the golf course irrigation system is obtained from a neighbouring treatment plant.

EPCs

Copies of the Energy Performance Certificates for the premises are available to interested parties as part of the further information memorandum that has been prepared for the property.



TOWN & COUNTRY PLANNING

The property falls under the Macclesfield Borough Local Plan (which was adopted in 2004 – prior to Macclesfield Borough's merger with Cheshire East Council). The property is identified as Green Belt and is within an area of Historic Parkland. The principal planning consents relating to the property are:

80064 (18 Apr 1995)

Golf course and clubhouse with ancillary access and car parking.

81276 P (10 July 1995)

Vary condition 7 of 5/80064P relating to highway.

00/0551 P (24 May 2000)

Amendment to design of clubhouse approved under ref. 80064P

03/2528 P (3 Nov 2003)

6 no. tennis courts, pavilion, fencing and floodlights (resubmission of 03/1497P)

Public footpaths cross part of the property.

BASIS OF DISPOSAL

Offers in the region of £750,000 are invited for the leasehold interest in High Legh Park Country Club by 12 noon on 7th September 2010.

Stocks are to be taken over by the purchaser at valuation on completion of the sale.

The sale contract will include a clause reserving a percentage of future non golf / leisure development value to the vendor.

WEB SITE

Visit www.highleghpark.com for further insight into High Legh Park Country Club

FURTHER INFORMATION & VIEWING

For further information on High Legh Park Country Club, or to arrange an accompanied inspection of the property, please contact:

Ben Allen BSc (Hons) MRICS

01962 835 960

ben.allen@humberts-leisure.com

The further information memorandum (including copies of the leases, plans, trading data, etc) will be made available to parties who have undertaken an accompanied inspection of the property and have signed a non disclosure agreement.

Your attention is drawn to the Information Disclaimer set out overleaf.



HL HUMBERTS LEISURE

CHARTERED SURVEYORS
PROPERTY SPECIALISTS TO THE GOLF & GOLF HOTEL INDUSTRIES

Westgate House
39-41 Romsey Road

Winchester, Hampshire. SO22 5BE

www.humberts-leisure.com

INFORMATION DISCLAIMER

Please note that High Legh Holdings plc (“Propco”) and High Legh Park Country Club Limited (“Opco”) both entered administration on 30 July 2010 and Daniel Francis Butters and William Kenneth Dawson of Deloitte LLP (the “Administrators”) were appointed joint administrators of both companies with all the powers conferred by the Insolvency Act 1986 (the “Act”).

The information enclosed herein is made available by or on behalf of Propco and Opco in relation to prospective sale of the High Legh Park Country Club and golf course (the “Prospective Sale”). It is not warranted or represented as being accurate. All warranties and representations, whether express, implied, statutory, customary or otherwise in respect of the information enclosed herein or its accuracy or completeness are expressly excluded (including without limitation, warranties and conditions as to title, rights and interest granted and reserved, quiet possession, quality, fitness for purpose and description).

Certain of the information has been provided by third parties to the companies or the Administrators, the accuracy of which the Administrators cannot verify and about which the Administrators’ knowledge is extremely limited.

Any party to the Prospective Sale must rely solely upon its own opinion, further enquiries and investigations as it sees fit and appropriate and the information enclosed herein does not obviate the need for any party to make such further searches, inspections and enquiries which a prudent party to the Proposed Sale would make (particularly having regard to the insolvency of the companies).

The companies and the Administrators and each of them shall not be liable for any loss or damage of any kind whatsoever, consequential or otherwise, arising out of or due to or caused by the information enclosed herein or in any replies to enquiries given by them or on their behalf to any party, any inaccuracy or deficiency in it or any use of it.

Please note that the Administrators are agents for and on behalf of the companies and neither they, their firm, partners, employees, advisers, representatives or agents shall incur any personal liability or any other liability whatsoever in respect of the information enclosed herein or in any replies to enquiries given by them or on their behalf to any party.

It is agreed and acknowledged that the statutory charge in paragraph 99 of schedule B1 to the Act shall not apply to any liability arising in any way as a consequence of the companies or the Administrators making any information available to any party. By accepting receipt of the information enclosed herein you hereby renounce any such recourse against the companies or the Administrators.

Please note that, in providing the information enclosed herein, neither the companies nor the Administrators commit to enter into the Proposed Sale with any party or at all. The Administrators’ rights and absolute discretion to proceed how they see fit are reserved entirely.

01962 835960

HL HUMBERTS LEISURE

CHARTERED SURVEYORS

PROPERTY SPECIALISTS TO THE GOLF & GOLF HOTEL INDUSTRIES

Incorporated in England & Wales.

Registered Office: 12 Bolton Street London W1J 8BD.

Company registration No. 2567699.

VAT No. 761451929.

contact@humberts-leisure.com

These particulars were prepared in August 2010; the photographs are taken from the Club’s archive.



HIGH LEGH PARK COUNTRY CLUB

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